

# ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED GLENWOOD SOUTH EAST SECTOR HOUSING DEVELOPMENT WITHIN WARD 38 OF THE MSUNDUZI LOCAL MUNICIPALITY



## BACKGROUND INFORMATION DOCUMENT

### PURPOSE OF THIS DOCUMENT

The purpose of this Background Information Document (BID) is to provide a brief description of the proposed development and the EIA Process that will be followed. The aim is to inform Interested and Affected Parties (IAPs) on how to participate in the EIA Process and to obtain comments from IAPs on the proposed development. Findings of the EIA Process, including concerns raised by IAPs will be submitted to the KwaZulu Natal Department of Economic Development, Tourism and Environmental Affairs (DEDTEA).

### INTRODUCTION

The Msunduzi Local Municipality together with the Department of Human Settlements have, through its IDP process, and extensive consultation with respective beneficiary communities residing within the Municipality, identified the need to provide suitable housing in its area of jurisdiction. This process was initiated as a means to address the municipality's housing need and in doing so improve the living conditions and quality of life of its communities.

The Msunduzi Local Municipality has appointed Stedone Developments as the Implementing Agent for the proposed Glenwood South East Sector Housing Development. Subsequently, Stedone Development appointed Sphe Consulting to undertake the Scoping and Environmental Impact Assessment Process for the proposed development. Due to the breakdown of relationship, the Msunduzi Local Municipality opted to discontinue services provided by Sphe Consulting and Stedone Development in turn appointed K2M Technologies (Pty) Ltd to continue the undertaking and completion of the Environmental Impact Assessment Process for the proposed Glenwood South East Sector Housing Development.

### PROJECT DESCRIPTION

#### LOCATION AND DIRECTION TO THE SITE

The proposed site is located on Erf 1 of the Township of Glenwood Two, within Ward 38 of the Msunduzi Local Municipality.

#### PROJECT CO-ORDINATES

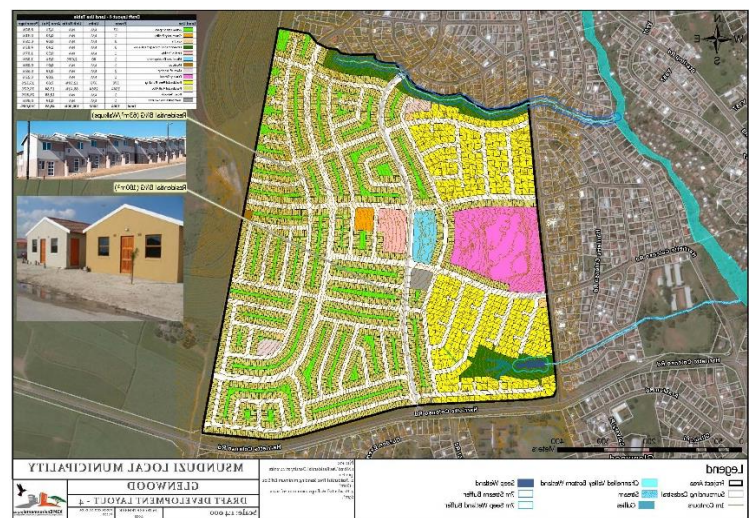
Latitudinal Extent: 29° 35' 14.22" S

Longitudinal Extent: 30° 26' 30.89" E

### CURRENT LAND USE

Majority of the site is currently vacant with portions of site containing historic agricultural land. In addition, the site contains a recreational field, informal structures as well as a Shembe Temple to the west. To the south east of the site, a formal residential dwelling occurs. There are two watercourses located along a portion of the northern boundary and within the south western portion of the site.

**Figure 1: Development Layout Plan**



### DESCRIPTION OF PROPOSED ACTIVITY

The proposed Development will result in the construction of the following:

- Approximately 378 Breaking New Ground (BNG) Residential Free-Standing Units - BNG Housing is government subsidy housing that will be built by the government and given to qualifying beneficiaries (low -income families). The minimum erf size of the BNG Free Standing Units is 180m<sup>2</sup>.
- Approximately 2564 Breaking New Ground (BNG) Walk-up Units - BNG Housing is government subsidy housing that will be built by the government and given to qualifying beneficiaries (low -income families). The minimum erf size of the BNG Walk ups is 63m<sup>2</sup>.
- Approximately 60 Mixed Use Residential Units - The mixed used building will comprise of 60 residential rental units with the ground floor consisting of commercial use. The residential units of this building aim to accommodate middle income earners and occupants of these units will be identified by the Developer.
- Installation of pipelines for the transportation of water supply and waterborne sewage
- Construction of internal roads and stormwater infrastructure

- Erven will be set aside for active open space, community facility, creche, environmental management area, health facility, municipal, place of worship, primary school and transportation services.

## LEGAL REQUIREMENTS

The EIA process for this proposed development will be conducted in accordance with the 2014 Environmental Impact Assessment Regulations (as amended), published in terms of sections 24(2) and 24D of the National Environmental Management Act (Act No. 107 of 1998).

The National Environmental Management Act (NEMA) 2014 EIA Regulations lists activities that may have a significant impact on the environment, and which consequently require environmental authorization from the competent authority. The regulations also specify the environmental assessment process, and information that is required to enable DEDTEA to make a decision regarding the proposed activity.

The Scoping and EIR Process is required to be followed with accordance to the 2014 EIA Regulations (as amended), as the following activities have the potential to be triggered by the proposed development:

### Activity 9 of Listing Notice 1 (GN.R.327)

*The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water -*

- (i) with an internal diameter of 0.36 metres or more; or*
- (ii) with a peak throughput of 120 litres per second or more*

#### **Background:**

The proposed development will entail the construction of water and stormwater pipelines. The internal water pipelines will have a diameter ranging from 50mm to 300mm. The development as a whole will have a peak water demand of 55.42l/s. The internal stormwater pipelines will have a minimum diameter of 450mm.

### Activity 10 of Listing Notice 1 (GN.R.327)

*The development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes-*

- (i) with an internal diameter of 0.36 metres; or*
- (ii) with a peak throughput of 120 litres per second or more*

#### **Background:**

The proposed development will entail the construction of sewer pipelines with an internal diameter of the sewer pipelines is 110mm.

### Activity 12 of Listing Notice 1 (GN.R.327)

*The development of -*

- (ii) infrastructure or structures with a physical footprint of 100 square metres or more;*

*Where such development occurs -*

- (a) within a watercourse*
- (c) if no development setback exists, within 32 metres of a watercourse; -*

#### **Background:**

The proposed development will entail the construction of approximately 85 residential units and a place of worship will be located within 32m of a watercourse.

### Activity 19 of Listing Notice 1 (GN.R.327)

The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shell, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;

#### **Background:**

The development will entail the infilling of material of more than 10 cubic metres from a watercourse due to the construction of a water crossing and road upgrade.

### Activity 28 of Listing Notice 1 (GN.R.327)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:

- (i) Will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or*
- (ii) Will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;*

#### **Background:**

The proposed development will entail the construction of residential units on portions of land that was historically used for agricultural purposes.

### Activity 15 of Listing Notice 2 (GN.R.325)

The clearance of an area of 20 hectares or more of indigenous vegetation excluding where such clearance of indigenous vegetation is required for -

- (i) the undertaking of a linear activity; or*
- (ii) maintenance purposes undertaken in accordance with a maintenance management plan.*

#### **Background:**

The proposed development will entail the clearance of more than 20 hectares of indigenous vegetation.

### Activity 12 of Listing Notice 3 (GN.R.324)

The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

d. KwaZulu-Natal:

xii. Sensitive areas as identified in an environmental management framework as contemplated in Chapter 5 of the Act and as adopted by the competent authority;

**Background:**

The proposed development will entail the clearance of more than 300m2 of indigenous vegetation within an area classified as being sensitive as per the Msunduzi EMF.

**Activity 14 of Listing Notice 3 (GN.R.324)**

The development of -

(i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or

(ii) infrastructure or structures with a physical footprint of 10 square metres or more;

Where such development occurs -

(a) within a watercourse;

(b) in front of a development setback; or

(c) if no development setback has been adopted within 32 metres of a watercourse;

d. KwaZulu Natal:

viii. Sensitive areas as identified in an environmental management framework as contemplated in Chapter 5 of the Act and as adopted by the competent authority;

**Background:**

The proposed development will entail the construction of housing units and road infrastructure within an area classified as being sensitive as per the Msunduzi EMF.

**ENVIRONMENTAL IMPACT ASSESSMENT PROCESS**

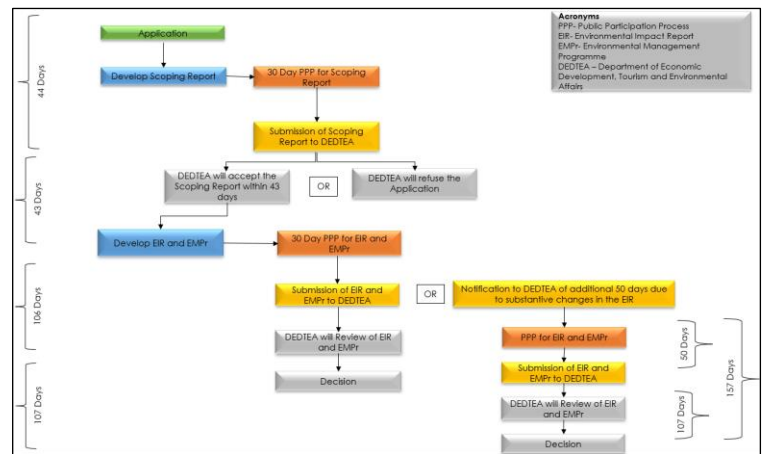
**ENVIRONMENTAL ASSESSMENT PRACTITIONER**

K2M Technologies (Pty) Ltd has been appointed by the applicant as the independent Environmental Assessment Practitioner (EAP) responsible for undertaking the Environmental Impact Assessment.

**THE SCOPING & EIR PROCESS**

The project methodology involved with the required Environmental Authorization Process is illustrated in Figure 3.

**Figure 2: Illustration of the Scoping and EIR Process**



**POTENTIAL ENVIRONMENTAL ISSUES**

**GEOPHYSICAL AND BIOPHYSICAL:**

- Potential soil pollution and soil erosion.
- Potential flooding on the hillslope seeps
- Invasion of alien plants as they are attracted to disturbed environments.
- Potential loss of floral species of conservation concern.
- An Environmental Management Programme is developed with which to monitor and mitigate any environmental impacts before they occur, during the construction and operational phase of the proposed development.

**SOCIO-ECONOMIC ISSUES:**

- The construction phase of development will result in a number of temporary employment opportunities for unemployed members of the surrounding community.
- The proposed project will contribute towards addressing the housing need in the Msunduzi community.
- Traffic impacts associated with the development - proposed road upgrades will be required prior to occupation of the residential units.

**CULTURAL-HISTORIC ISSUES:**

The Shembe community must be consulted as to where the temple can be moved.

## PUBLIC PARTICIPATION PROCESS

Public participation is the foundation of the Environmental Impact Assessment process. The principles of the National Environmental Management Act (NEMA) guide various aspects of the EIA process, including public participation which involves provision of sufficient information, in a transparent manner, to IAPs. During the Public Participation Process input from, specialists, government, and non-government organizations as well as all other potential IAPs are gathered to enable more informed decision-making.

Public Participation during the EIR Process will entail the EAP notifying all IAPs about the draft EIR Report. IAPs will then be given the opportunity of at least 30 days to comment and raise issues and/or concerns of the draft EIR Report. Once the 30-day commenting period is over, the EAP will then compile the Final EIR Report which will be inclusive of comments and responses and submit to DEDTEA for assessment.

Stakeholders are invited to register as Interested and Affected Parties (IAPs) for the Environmental Authorisation and Water Use License Application Processes as well as comment on the Draft Environmental Impact Assessment Report within 30 days of this notice. A copy of the Draft EIR Report will be available at the Msunduzi Municipal Bessie Head Library located at 260 Church Street, Pietermaritzburg from the 03 February 2023. Alternatively, the Draft Report may be made available electronically to the IAP upon request. Representations with respect to this application may be made by fax or mail to Mr Gert Watson (contact details below) and must reach K2M Technologies offices on or before the 06 March 2023.

Further information pertaining to this project can be obtained from:

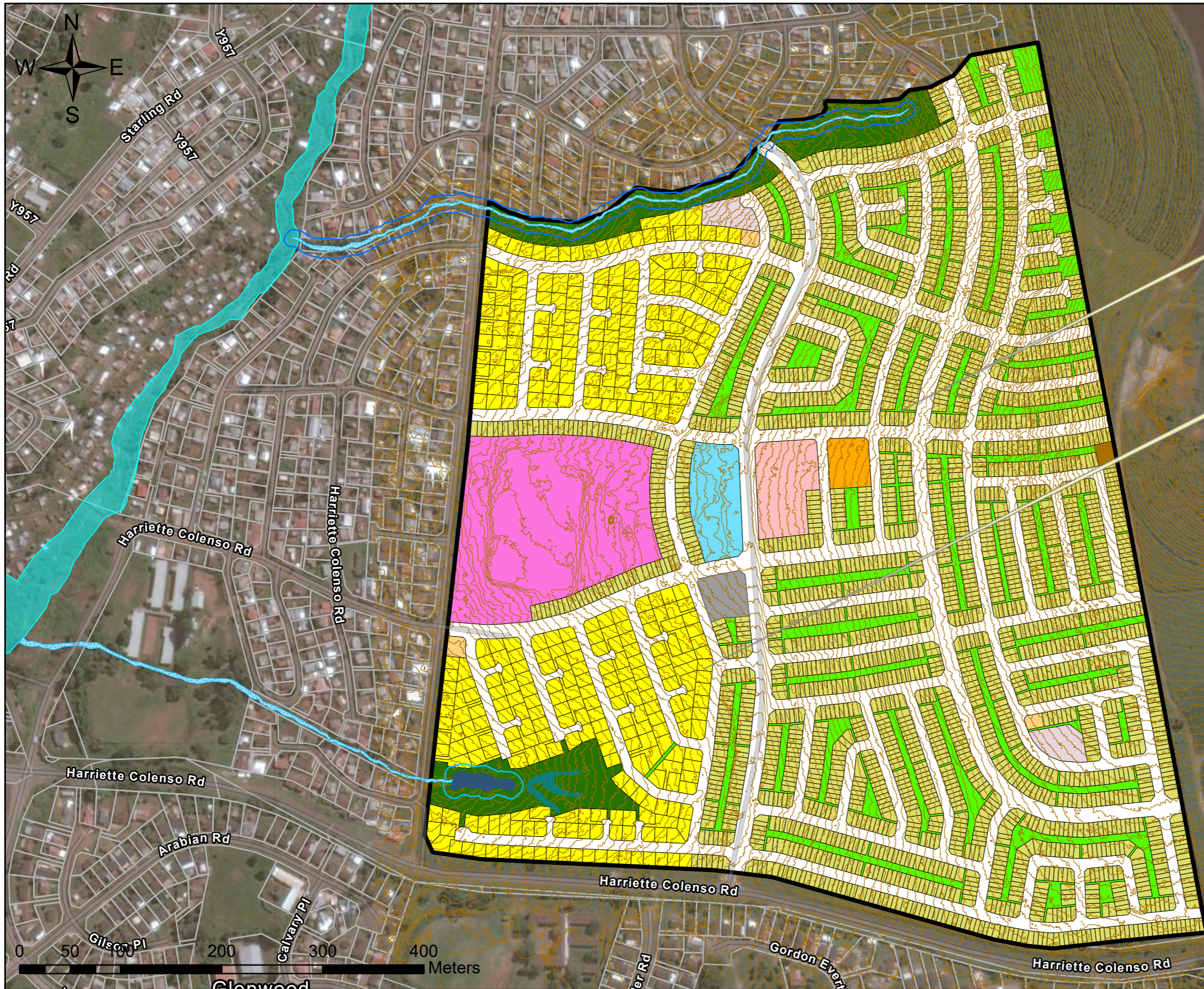
K2M Technologies (Pty) Ltd

Contact person: Gert Watson or Prisantha Govender

Tel: (031) 764 6743

Fax: (031) 764 2354

E-mail: gert@k2m.co.za or prisantha@k2m.co.za



**Draft Layout 4 - Land Use Table**

Land Use	Erven	Units	Unit Ratio	Area (Ha)	Percentage
Active Open Space	47	N/A	N/A	4,24	8,54%
Community Facility	1	N/A	N/A	0,20	0,41%
Creche	3	N/A	N/A	0,09	0,19%
Environmental Management Area	3	N/A	N/A	2,40	4,83%
Health Facility	1	N/A	N/A	0,53	1,07%
Mixed Use Development	1	60	2,00%	0,54	1,08%
Municipal	1	N/A	N/A	0,04	0,08%
Place of Worship	2	N/A	N/A	0,29	0,58%
Primary School	1	N/A	N/A	3,09	6,23%
Residential Free Standing	378	378	12,59%	7,60	15,32%
Residential Walk-Ups	2564	2564	85,41%	17,84	35,97%
Road Network	1	N/A	N/A	12,55	25,31%
Transportation Services	1	N/A	N/A	0,19	0,39%
<b>Total</b>	<b>3004</b>	<b>3002</b>	<b>100,00%</b>	<b>49,59</b>	<b>100,00%</b>

Residential BNG (63m<sup>2</sup>/Walkups)



Residential BNG (180m<sup>2</sup>)



**Legend**

Project Area	Channelled Valley Bottom Wetland	Seep Wetland
Surrounding Cadastral	Stream	7m Stream Buffer
1m Contours	Gullies	7m Seep Wetland Buffer

Notes:  
 1. Mixed Use Residential Density at 112 units per Ha.  
 2. Residential Free Standing minimum Erf Size = 180m<sup>2</sup>  
 3. Residential Walkups minimum Erf Size = 63m<sup>2</sup>.

**MSUNDUZI LOCAL MUNICIPALITY**

**GLENWOOD**

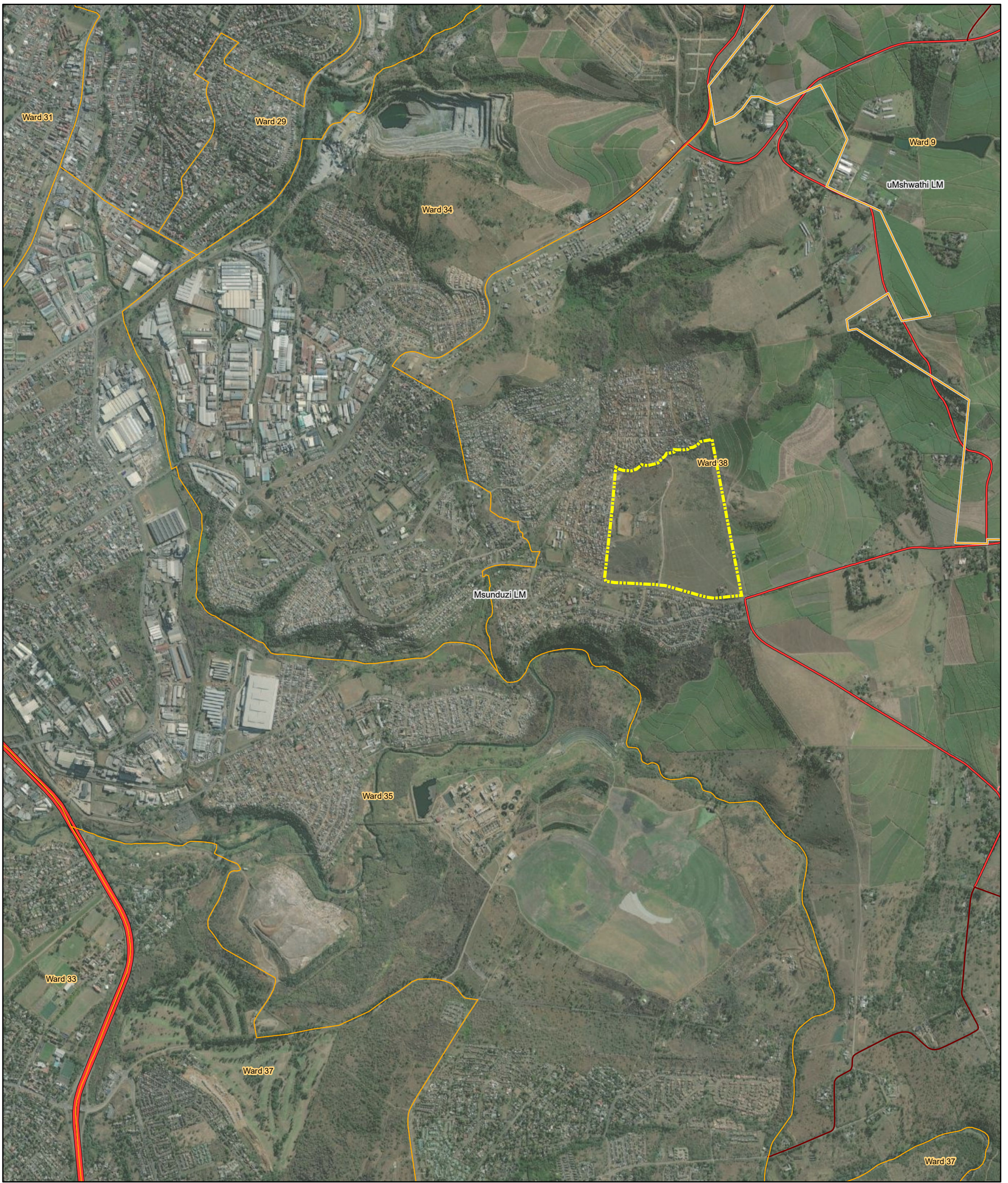
**DRAFT DEVELOPMENT LAYOUT - 4**

Scale: 1:4 000

DATE: SEPTEMBER 2022

PRODUCED BY: D. DU PREEZ





**MSUNDUZI LOCAL MUNICIPALITY:  
GLENWOOD HOUSING DEVELOPMENT**

**LOCALITY**

Scale: 1:20 000 Date: December 2022

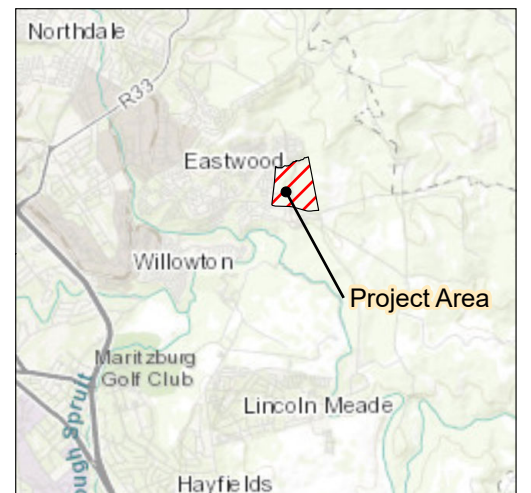
Drawn By: P. Govender Checked by: G. Watson

Coordinate System: WGS 84 (Lo 31)



**Legend**

- Project Area
- Wards
- Local Municipalities
- Road Network**
- National
- Provincial
- District
- Local





**REGISTRATION AND COMMENT SHEET**

**ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED GLENWOOD SOUTH EAST SECTOR  
HOUSING DEVELOPMENT LOCATED WITHIN WARD 38 OF THE MSUNDUZI LOCAL MUNICIPALITY**

**(DC22/0018/2022)**

I wish to register as an Interested and Affected Party (IAP) and/or bring to the attention of K2M Technologies the following comments.

<b>Title:</b>	<b>First Name:</b>	<b>Surname:</b>	<b>Initials:</b>
<b>Organization:</b>		<b>Address:</b>	
<b>Tel no:</b>		<b>Cell no:</b>	
<b>Fax no:</b>		<b>Email:</b>	

**Comment:**

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**DISCLAIMER:**  
 In terms of the section 11 of the Protection of Personal Information Act (POPI ACT), 2013, I hereby wish to give consent to K2M Environmental to the lawful processing of my personal information stated above for the EIA Process undertaken for the proposed development as required by the 2014 EIA Regulations (as amended).

**Sign:** \_\_\_\_\_

**Date:** \_\_\_\_\_